

Village of Plain City Planning & Zoning Commission

Meeting Minutes – 04/15/2020

Start Time: 6:30 PM



Commission Members: Darren Lee (Chairman), Mayor Lane, Dustin Adler, Tom Jaskiewicz, Amy Rucker

Village Staff present: Darren Lane (Mayor), Nathan Cahall (Village Administrator), Paul-Michael La Fayette (Solicitor), Karley Kidd (Council Clerk)

APPROVAL OF MINUTES:

January 22, 2020 Meeting

Motion: Tom Second: Darren

~ with corrections from Mr. Lee

COMMUNICATIONS:

BZA: Meeting scheduled for April 21. Conditional use permit for the duplex coming up off South-Chillicothe.

Mayor: Nothing to report.

Council: Nothing to report.

Zoning Inspector: Initial final site plan for a portion of Madison Meadows Project for next month as well as a request from a developer to discuss their concept for some land east of the river off 161. Recommended from staff to request a work session to receive feedback and direction.

VISITORS:

- Wade Dunham
- Doug Tailford
- Randy VanTillburg

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NEW BUSINESS:

Case # 2019-010 Darby Fields Section 7 & Final Development Plan. M/I Homes of Central Ohio LLC. Parcel # 02-00088.000

- Mr. Cahall expressed that the planning commission is aware from the previous application; this is the final record plan submission for the 7th section. This area in question was subject to a rezoning development plan and annexation previously and ultimately approved by council. This section of the subdivision would extend the existing development slightly further to the west and still adhere to the prior restrictions and rules for the development. Staff, along with the village engineer has reviewed the plans, and staff recommends approval tonight from the commission. Mr. Jaskiewicz asked if this was the plan presented to the commission before and that the comments and recommendations that the commission had submitted when discussing the developmental plan were answered? Mr. Cahall responded that yes, the comments and suggestions regarding the issues the commission had found were addressed by the developer. Mr. Lee stated that looking at them, he did not notice anything outstanding and that all issues looked to be captured.
- Mr. Jaskiewicz motioned to approve the Final Development Plan. Mr. Adler seconded the approval.

OLD BUSINESS:

Case # 2019-009 Oak Grove Final Development Plan. The Evergreen Land Company. 10522 U.S. 42 Plain City, Ohio 43064 Parcel # 04-00816.000

- Mr. Cahall stated that the Oak Grove plan application that was previously commissioned rendered a recommendation to council. Through that council review process, before a final vote council desired the planning commission to review one more time before they take action. Right now, the plan is pending the 3rd and final reading and an up or down vote in front of council. Staff has reached out and worked with the applicant to address the issues the commission initially identified during its review process. In the packet, you will find a cover memo with suggestive conditions from Mr. Lewis along with an annotated summary of the comments from February requested by the chair and how those comments had been addressed or needed to be addressed at this point in time. Mr. Lee addressed the issues stated in the final overview. "Bike and walk paths shall be cemented concrete or asphalt, no tar and chip paths allowed. All open spaces will be owned and maintained by the Oak Grove HOA. The village will not be responsible. Sidewalk/bike paths along RT 42 shall be Eight feet wide."

OLD BUSINESS (CONT):

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- Mr. Cahall announced that the developer will be in charge of anything within the development limits and the village will be responsible for anything outside.
- Mr. Lee continued with the summary from the village engineer's office and the comments provided. The planning and zoning commission felt that the summary was clear and no additional comments were made.
- Wade Dunham addressed the commission and felt that the plans were moving along well. They do not have any concerns at this time and have not requested any divergences with the code. Mr. Dunham feels that the company has cooperated very well and appreciated Mr. Cahall's help. They are anxious to get going on the construction plans. Overall, the company is anxious to get going and are willing to accept and answer any questions. They feel that as a company, they have met all requests.
- Mr. Lee addressed the issue regarding the amount of green space being provided. Mr. Dunham responded that they agreed to pay the fee in lieu of the shortage of green space throughout the development. Mr. Lee responded that while that is an option, that does not necessarily mean it is the best benefit to the village. And by paying the fee, that technically would be a divergence as the greenspace provided does not meet the village code. Mr. Cahall explained that the commissions' final recommendation to council would be based on whether or not to enforce the 25% greenspace or allow a reduction. Also, one of the challenges faced in trying to have stormwater management on this site work. As flat as it is, the question to keep in mind is what type of green space can be added and where? Right now the developer has proposed approximately 12.42 acres when the 25% falls at 24 acres.
- Mr. Lee presented suggestions regarding the addition of green space throughout the development. The first suggestion was the removal of lots 182-189 and 194-201, totaling to 16 lots. The area could provide a "Pocket Park" with approximately 6.5 acres to bring the total close to 19 acres.
- Mr. Jaskewicz asked what the fee in lieu of amounts to? What is the fee per acre in dollars? Mr. Cahall responded that they would go off appraised value of the land/lots, approximately \$15,000 undeveloped. Total, it would be around or a little under \$200,000. From staffs' standpoint, there was not an issue raised regarding the fee in lieu of as it keeps in line with the village parks and rec master plan following recommendations to fund more parkland and make larger park purchases in the future.
- Mr. Lee proposed a few more suggestions to the commission regarding greenspace. By taking out lot 44 and shifting 42 & 43 down, this allows the building of a pedestrian access point to the pond. By removing lot 57 & 58, the greenspace connection extends. With the removal of lot 111 & 112, that opens up a possibility for the future greenspace of the development to the north.

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OLD BUSINESS (CONT):

- Mr. Adler and Mr. Lee discussed another suggestion, removing lots 134-141 & 95-106 along White Oak Drive to extend the corner of stage 3 into the development park. By taking away 20 lots, you can turn two lots to gain back two lots, ending in a net loss of 18. Approximately 16 acres of green space would be throughout the development with the removal of the lots.
- Mr. Shepherd, the developer for Oak Grove, called into the meeting and expressed his confusion regarding the greenspace. While they understood the code of needing 25% green space throughout the development, the company met and talked with staff multiple times regarding that code and was told the company could pay the fee in lieu. Mr. Cahall responded to Mr. Shepherd that the way the village ordinances are, there are two ways to handle greenspace provisions. Those are per the approval from the planning and zoning commission recommendation and ultimate approval by council, and that is a dedication of greenspace meeting the required amount, a 100% fee in lieu of that amount, or a combination of the green space and a fee. That is the village's discretionary call.
- Mr. Cahall asked Mr. La Fayette, the village solicitor, if the application although modified from the last time the planning commission saw it, that is in front of council for a third reading but was sent back to commission for reviewing and give an updated recommendation to them before the final vote, procedurally and to everyone involved, does commission have to render a recommendation or not at the current meeting? Mr. La Fayette responded that at this current time based on the agreement of the applicant, there is an agreement to table the third reading leaving no set time frame to do anything at the commission meeting tonight.
- Commission decided that there is a willingness on their part to find common ground with the developer to add more green space in addition to the fee in lieu of. Commission's comments and suggestions back to the developer include the addition of the pedestrian walkway and possibly removing lot 44 and the removal of lots in stage 3.
- Mr. Lee also suggested a change in the front landscape. White Pine trees are drawn out right now. While one reason is aesthetics, the other is that if you have one species of tree and the entire species gets wiped out, that removes the buffer to the development. Mr. Cahall stated that the code requirements say that a mixture of trees and species should be used. The commission is suggesting for the developer to diversify the trees.
- Mrs. Rucker asked how the mailboxes would be handled as they are missing from the plans. Mr. Cahall stated that they would be in pod cluster locations.

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OLD BUSINESS (CONT):

- Mr. Lee asked Mr. Cahall about the proposed water lines regarding the 10 inch and how that can be used for future expansion. Mr. Cahall responded that what staff will be looking for as development moves south on RT 42 is adding another water tower. A 10 inch will be sufficient for now and future growth as well.
- Mr. Lee will forward the suggestions and recommendations to Mr. Cahall to later send it to the developer.

Mr. Lee motioned to table to the next scheduled meeting, pending the comments from the developer. Mr. Jaskiewicz to second. Five yes votes.

Mr. Jaskiewicz motioned to Adjourn @ 8:23 pm, Mr. Adler to second.